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# HOME BUILDERS PLAN BOOK



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BOOK "G"

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STUCCO COTTAGES

*Build Right when You Build*

THIS GROUP OF HOMES HAS HAD  
THE TEST OF EXPERIENCE  
THEY ARE THE LIVABLE KIND

Published By

KEITH CORPORATION

204-5 Abbey Bldg.

Minneapolis, Minn.

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# "The Home Ideal"

THE home ideal means comfort, convenience, artistic beauty coupled with economy of construction—satisfaction. A pride to yourself and to your neighbor.

Such a home is the aim of all, but how to get it? The intending home-builder, like the traveler in foreign lands, needs a guide, and these days, a reliable one. He wants to know and—



M. L. KEITH, *President*

## To Build the Home Ideal

IS the Object of Every Home-Builder

To lift the architecture out of the ordinary and commonplace, to meet the individual requirements and personal conditions, to adapt end to means, in a thoroughly harmonious and delightful manner, and to do this within the home-builder's means—

## All This it Means to Build the *House Ideal*

The cost is largely determined by the plan of the house, the handling of the construction, and the right selection of building materials. Building such a house demands the guidance of the practical man, of the man who knows.

With this book before you, consisting of artistic and well-designed homes, together with the practical assistance which this organization offers, the solution of that problem is greatly simplified.

LET US HELP YOU

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DESIGN NO. 1929.

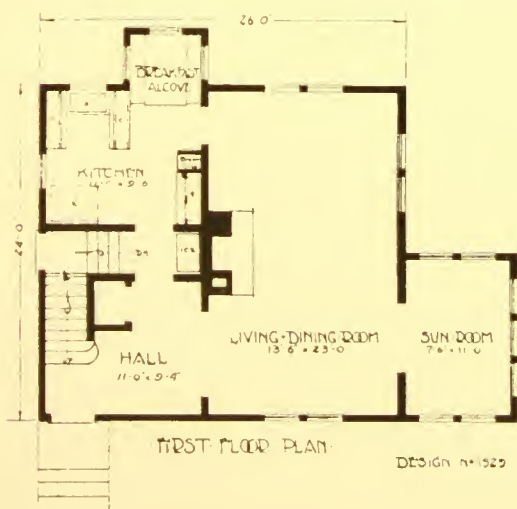
The attention of the housewife will be immediately attracted to the kitchen arrangement of this house. As will be noted, the outside entrance is combined with cellar stair and the refrigerator is placed conveniently near. Then, on one wall of kitchen is a cupboard for bulky supplies, pots and pans, and adjoining it is a broom closet. The opposite corner is given over entirely to sink and cupboards, so arranged that few steps are required to reach everything necessary in carrying on the work of either the cooking or clearing away. Doors are provided on both sides of the dish cup-

board so that it may be reached either from working space or breakfast alcove.

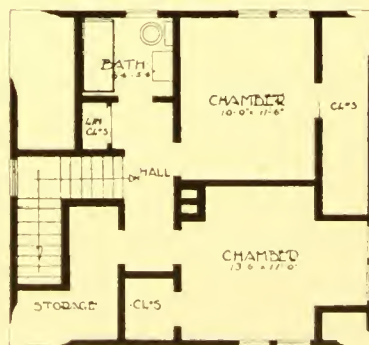
This little breakfast alcove is worthy of notice, too, as it has windows on three sides and projects, in this particular instance, into the rioting color of a grandmother's garden. Can you imagine a meal eaten in a more delightful location?

Two chambers and bath are provided on second floor, as well as linen closet, storage space and separate closets for each bedroom.

Width, 26 feet. Depth, 24 feet, exclusive of breakfast alcove.



Design No. 1929



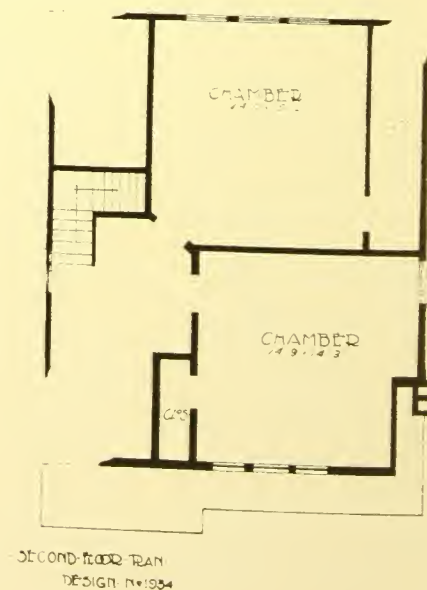
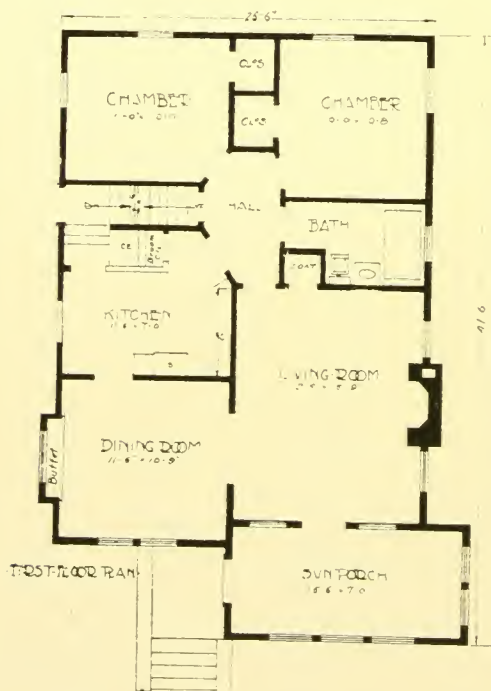


DESIGN NO. 1934.

Special thought has been given to the exterior designing of this house and its appearance well repays for the effort made to secure artistic effect on low lines and yet procure a very sizable house. Very rough textured tapestry brick was used for the entrance step buttresses and the deep tones of this brick-work give richness and warmth to the color scheme.

The floor plan is splendidly arranged to give a maximum amount of space and comfort. One would scarcely believe from the exterior view that there were four good sized chambers, in addition to the usual living, dining, bath rooms and kitchen.

Entrance to kitchen is combined with basement stair. A convenient location for the refrigerator is provided near this entrance.







DESIGN NO. 1921.

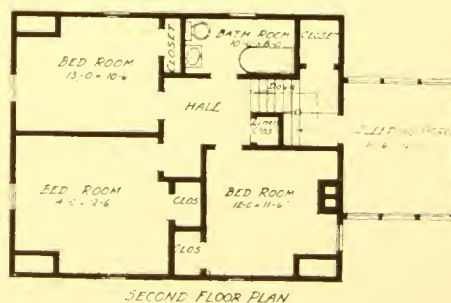
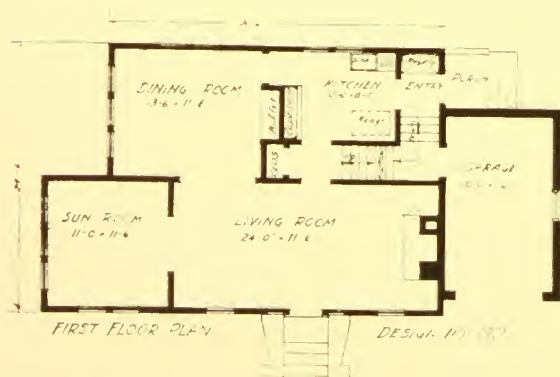
The incorporation of the garage into the house has many advantages, not only saving space on the lot, but allowing heat and light to be connected direct and being most convenient for the man who runs his own car. A sleeping porch has been arranged over the garage, a frequent and most admirable arrangement.

Old fashioned blinds are a pleasing adjunct to this quaint design. The pergola roofing of sleeping porch, too, is a good feature. It would

be hard indeed to find a plan more ideal than this. It shows the popular long living room, with open fireplace at one end and sun room at the other, and dining room and kitchen arrangements in every way adequate to the demands of a house of this size.

Particular notice should be taken of the compactness of the second floor arrangement and of the closet provision. Access to the sleeping porch is from the stair landing.

Width, 30 feet. Depth, 24 feet 6 inches.



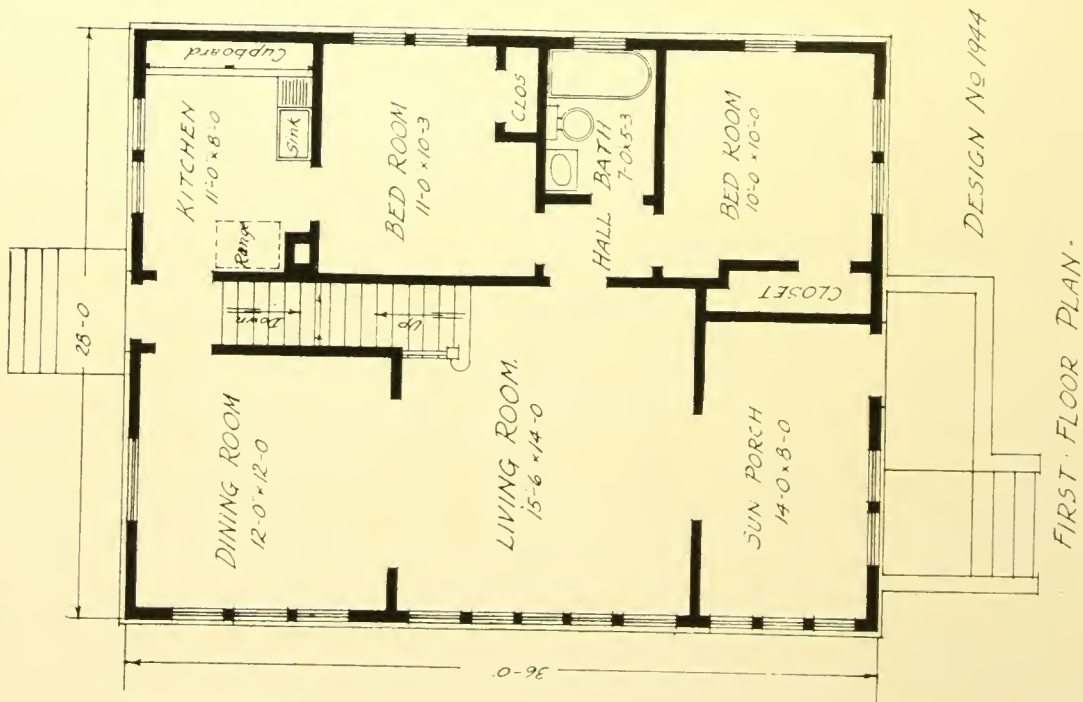


DESIGN NO. 1944.

Rough cast stucco panels combine with a heavy wood cornice and brick foundation in a very pleasing fashion in this house. Altho on perfectly straight lines, it is decidedly out of the ordinary in appearance. The little open terrace at the front, with gay flowers along the

ledge, and the well designed, hooded entrance, place it well within the line of artistic homes. The color note is amply supplied by the rich toned brick work of foundation.

Two rooms are given on the second floor, to which a stairway leads from living room.







DESIGN NO. 1933.

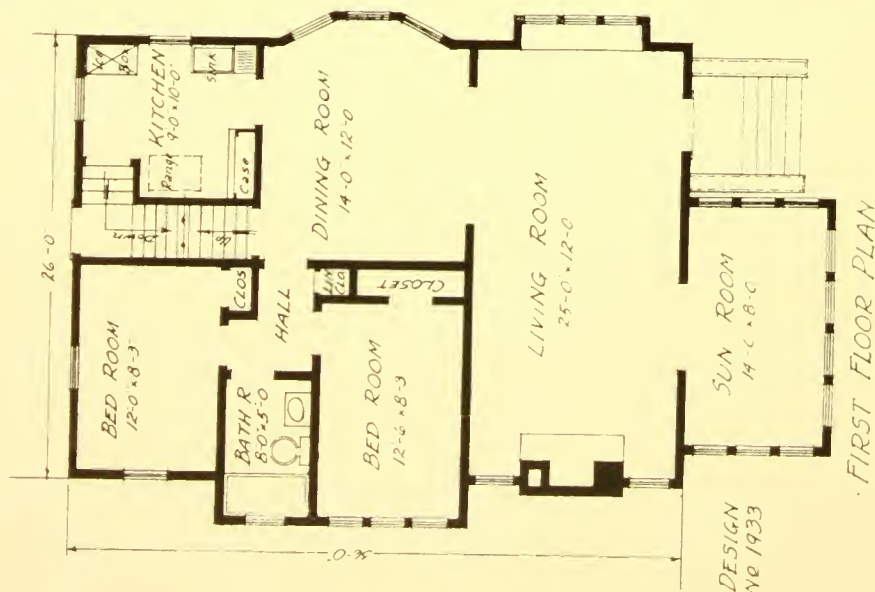
A semi-bungalow in a shingle and stucco combination is pictured in this cozy little house. Five rooms and bath meets the requirements of a very great number of home builders, and where these are all on one floor, the housework may be done at a minimum of effort.

The little entrance portico, with its heavily timbered hood and well designed door in the Craftsman style, lends to the whole house an

air of dignity and stability. A bay with wide shelf for ferns and flowers embellishes one end of the living room, while the other is taken up by the fireplace with small windows at either side, under which built-in bookcases could be placed to advantage.

A stairway to the attic is provided and one or two small chambers could be obtained there.

Width, 26 feet, without projections. Depth, 36 feet.





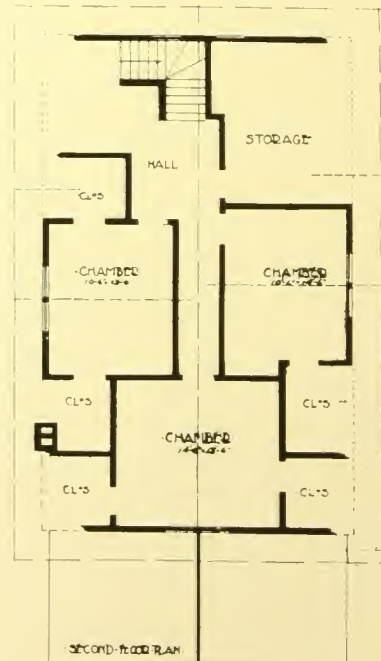
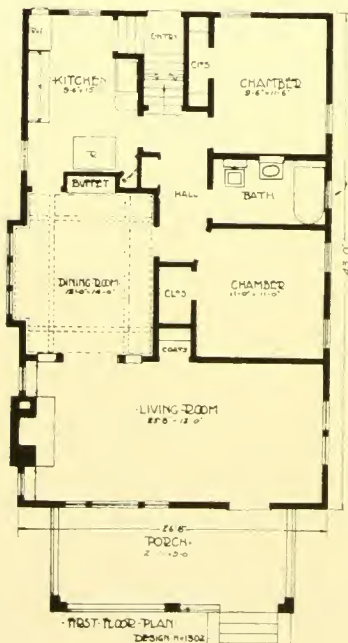
DESIGN NO. 1302.

It would be hard to find a cottage giving more floor space for the ground size than this one, as the arrangement has been most carefully considered to give the maximum. The attention of the house mother is directed to the closet provision. With the exception of the dining room and bath, every room in the house has at least one closet.

If five chambers are not required, that one adjoining the living room could have a door

cut thru and be used as a den or study. Frequently, where there is a good sized family, it is most convenient and necessary to have a small room where privacy may be obtained for school work, business interviews or private telephoning.

The exterior is of convenient design, very neat and on good lines, but unpretentious and economical of construction. The red brick of chimney gives the necessary contrasting color.







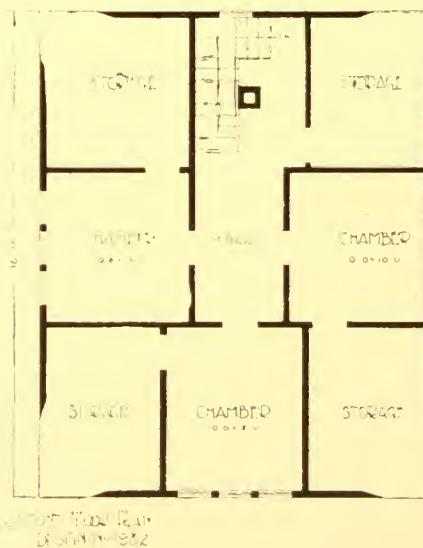
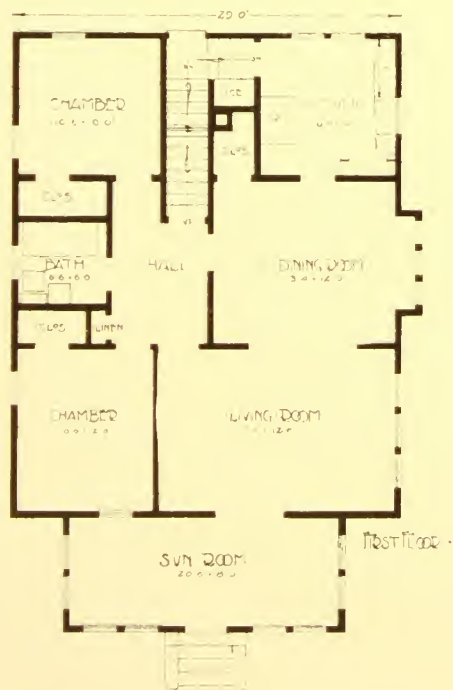
DESIGN NO. 1932.

For the family of unusual size this little house will offer many attractions. Two bedrooms on the first floor and three on the second provide sleeping accommodations seldom found in a cottage home. Heavy cornice brackets give individuality and character to the exterior design, which is simple in the extreme, tho on

good lines. The stucco is carried down almost to the grade line and is of very rough surface.

The rooms are of good size, conveniently arranged and ample storage space provided. Entrance to both basement and kitchen is provided thru a grade entrance at rear of house.

Width, 29 feet. Depth, 36 feet.





DESIGN NO. 1920.

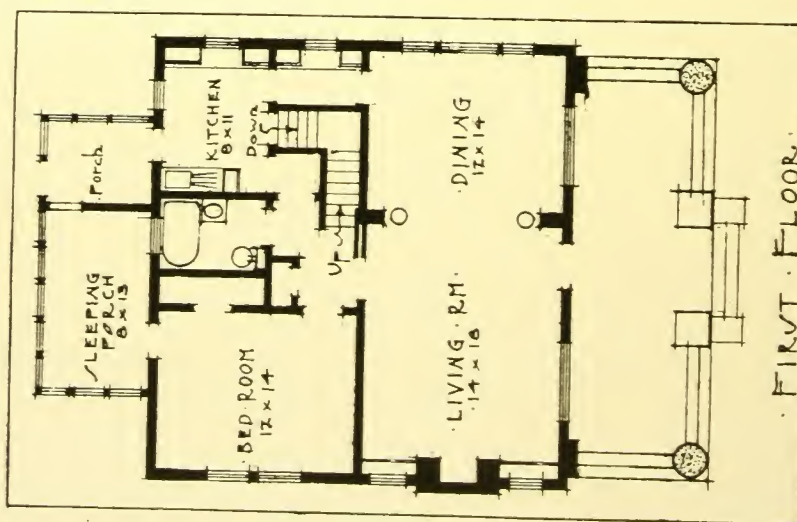
Contrast of light stucco walls with brown stained exterior woodwork and shingle roof, which is stained very dark brown, almost black, makes this semi-bungalow very pleasing in appearance. The red brick of chimney also breaks up the wall surface and adds interest to the exterior. The stucco, which is applied directly on brick walls, is made of white Portland cement and finished with a rough texture.

The interior, while not unusual in any way, is yet very attractive and homelike. Compact-

ness is the keynote. Five good sized, livable rooms, serving pantry and bath are contained in a floor area of but 960 square feet. The basement extends under entire house and provides space for heating plant, a fruit cellar and a workshop for the owner.

On the second floor is a bedroom 12x18 feet in size with an unusually long closet and an extra closet from the hall.

A floor of red quarry tile is provided for the large front porch.







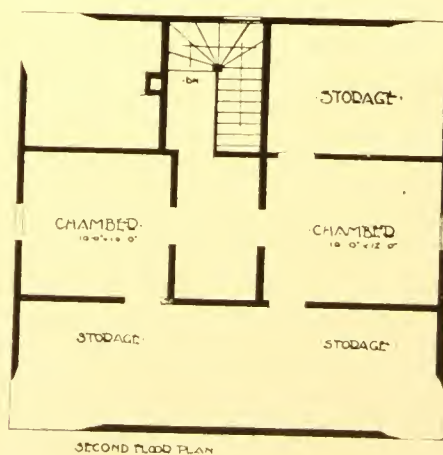
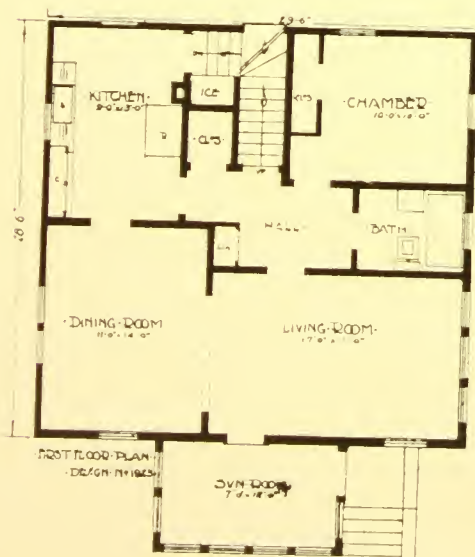
DESIGN NO. 1923.

Up-to-dateness is now a feature of the simplest home; airiness, light and sun exposure are most carefully considered. The results of a decade of instruction in sanitation are showing most markedly in the newest house planning. No house is too small to have its sun room and provision for cross air currents to relieve the oppression of summer's heat.

This plan is a splendid example of well thought-out house designing. The living and

dining rooms are of very good size, and one entire end of the living room is devoted to windows. There is no crowding anywhere; in fact, both dining room and kitchen could be cut down slightly in length to give a breakfast alcove, if it were desired. The closet provision is especially worthy of notice.

Width, 29 feet 6 inches. Depth, 28 feet, 6 inches.





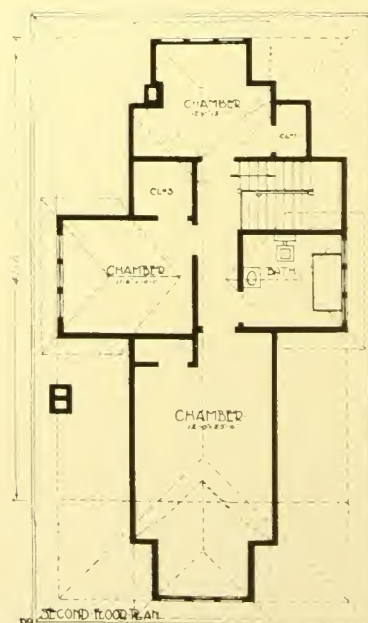
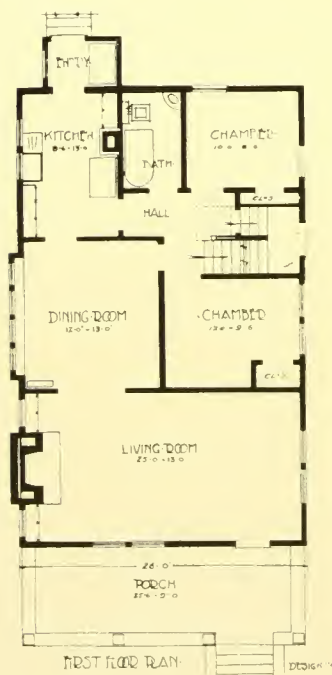
DESIGN NO. 1310.

The suggested plan is particularly attractive for a bungalow of this kind. The bedrooms, bath and stairs to attic all open on to a center hall from which egress can be had thru the side entrance.

There are four additional rooms shown on the second floor, one of which is of very good

size. The others are small and would answer nicely as maid's or sewing rooms.

The roof lines are good and the house is economical to build on account of its simplicity. Width, 26 feet. Depth, 41 feet, exclusive of porch projection.







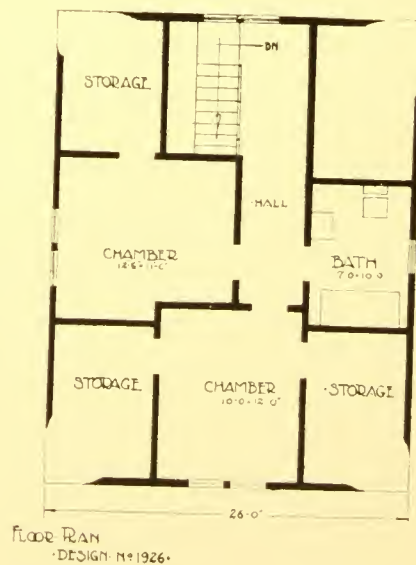
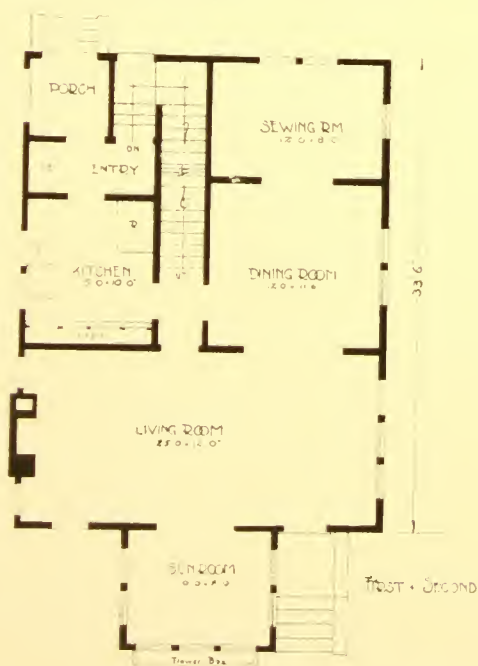
DESIGN NO. 1926.

Another cottage plan the keynote of which is simplicity. Entrance is had directly into the living room extending across entire front of house. The sewing room is an unusual provision in a cottage home, and could be used as a den or chamber, if desired.

The grade entrance on cellar stair landing will be found a great convenience.

Two nice chambers and a large bathroom are shown on the second floor, as well as ample storage space. The sun room, centered on front of house, is a delightful feature and could be increased in size to good advantage, both as to floor space and appearances.

The house is 26 feet wide and 33 feet 6 inches deep, exclusive of sun room.





DESIGN NO. 1924.

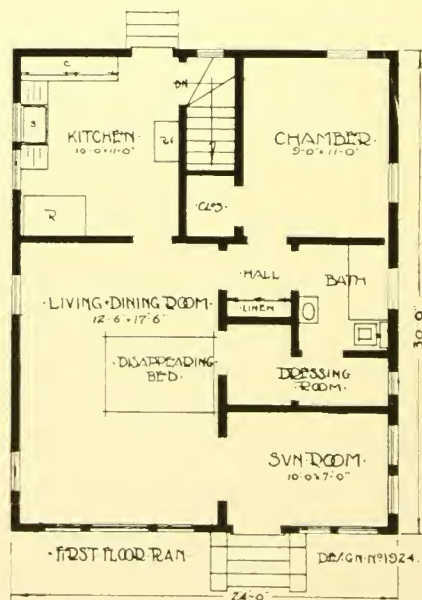
The conveniences of a modern flat have appealed to so many people that its good features have been incorporated into the plan of this modest little home. Small city lots and high building costs demand compactness of plan, even while a living room of good size and the ever present sun room are demanded.

The combined living and dining room is growing most decidedly in favor and is here shown, as well as modern plumbing and ample dressing room arrangements. If gas or elec-

tricity is available for cooking, the space in the kitchen now shown for the range could well be devoted to a breakfast table and benches.

The disappearing bed shown is pivoted and swings up and back into the dressing room. By this arrangement sleeping accommodations are provided for four people.

The sun room is an integral part of the house and the window boxes give the needed color and life to the otherwise rather severe lines.







DESIGN NO. 1925.

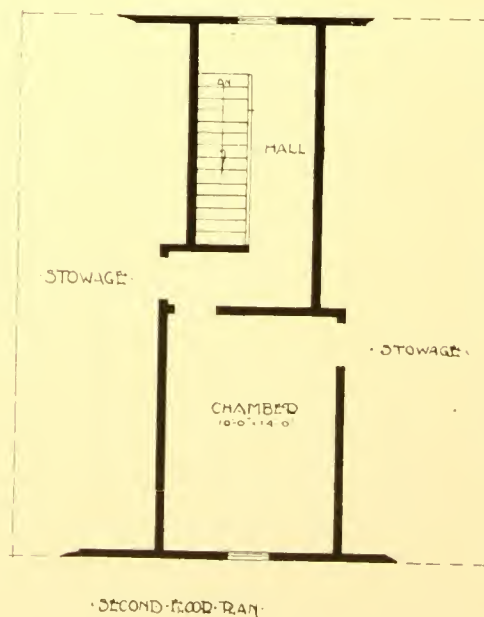
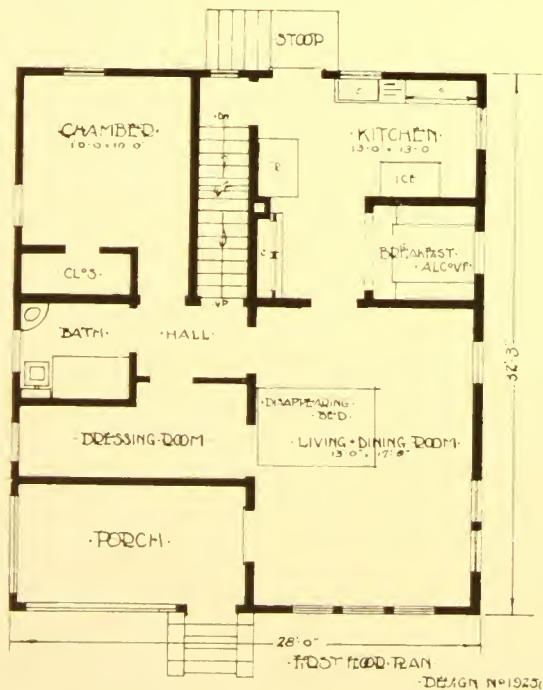
Consideration was given in planning this little home to the securing of sleeping accommodations for a family of good size. The disappearing bed in living room is pivoted to fold up and around the dressing room space, still leaving ample room for dressing table, chair and accessories.

No dining room is shown, it being intended to use the breakfast alcove for all except "company" occasions, when the table would be set

in the living room proper. The kitchen dimension size given includes the breakfast alcove and cupboard space. This part of the house is completely fitted up with the most modern conveniences.

The stairs to second floor may be entirely shut off by a door at foot of stairs for easy heating of first floor, if desired.

Width, 28 feet. Depth, 32 feet 3 inches.





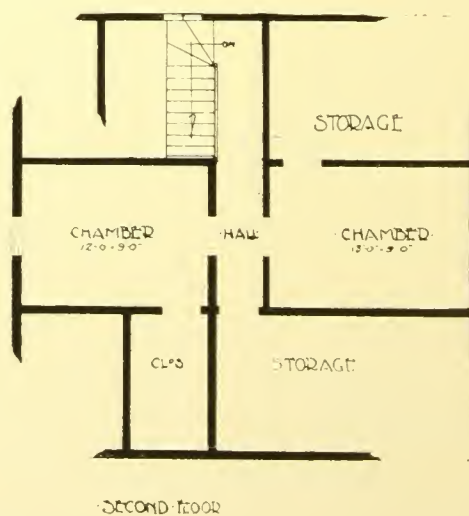
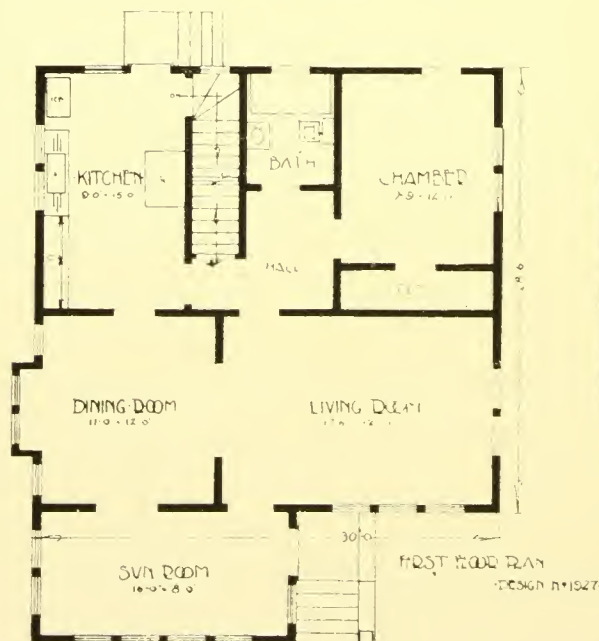
DESIGN NO. 1927.

Individuality is given to this little house thru the effective use of brick for the foundation and heavy wood brackets to support the cornice. To the lover of color, stucco houses always seem to demand a contrasting bright tone somewhere, either in window boxes filled with gay blooms, dark wood trim, or as in this case,

in the rich toned brick work of the foundation.

The plan is well thought-out, uncrowded and convenient. The unusually large kitchen could readily be shortened, if desired, to give either a back porch or breakfast alcove. Three bedrooms provide for a good sized family.

Width, 30 feet. Depth, 28 feet 6 inches.





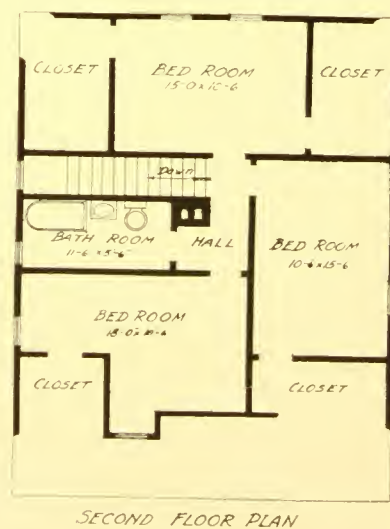
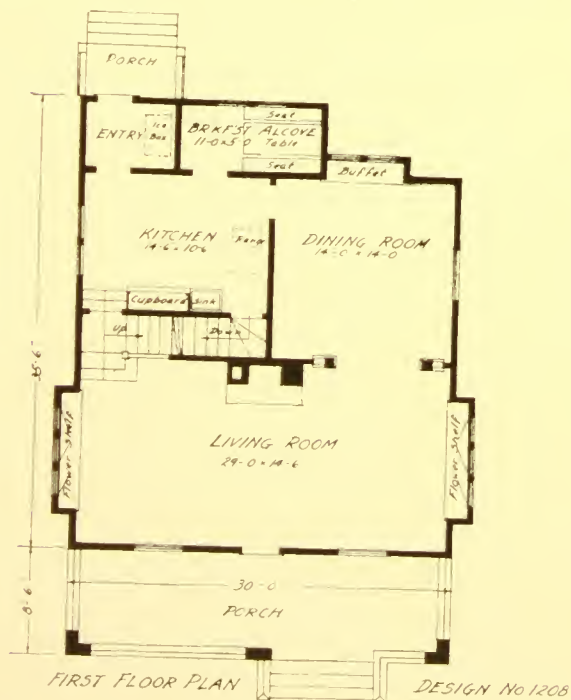


DESIGN NO. 1208.

A simple little bungalow in stucco. It needs attractive planting of shrubbery at the base and about the grounds to give it a proper setting. The living room occupies the entire width of the house and contains a fireplace and attractive window ledge at each end. The stair is a combination from living room and kitchen

with basement stair beneath. There is a columned opening to the dining room.

On the second floor are three chambers and a bathroom. The finish is of Georgia pine with Georgia pine floors thruout. The basement extends under the entire house and contains a small furnace.





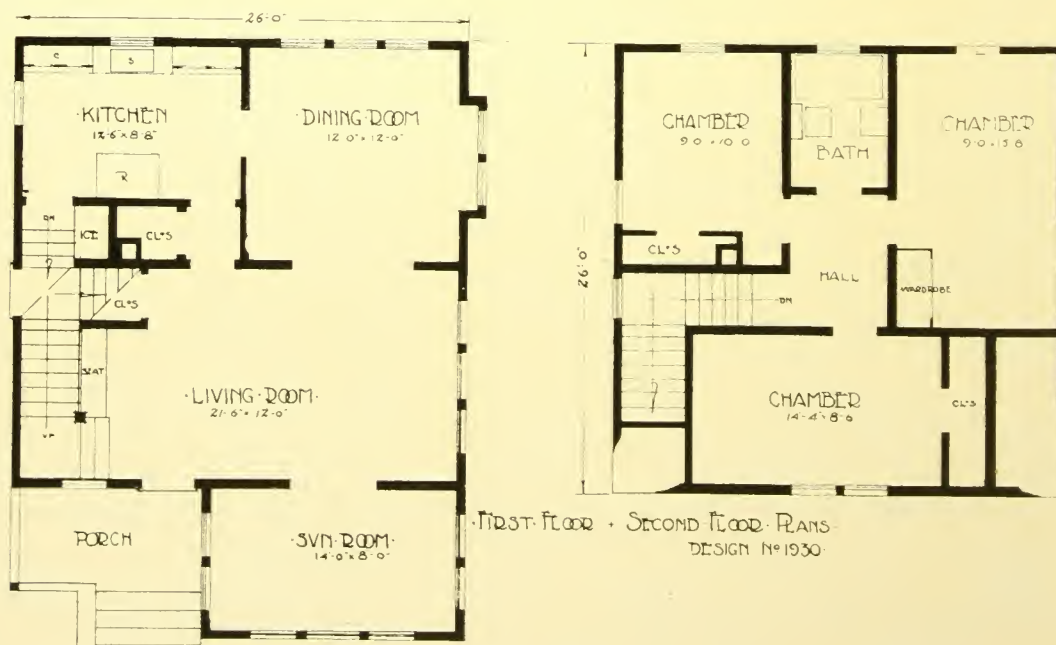
DESIGN NO. 1930.

It would be hard to improve on the floor plan arrangement of this cozy little home, as it contains all modern conveniences usually found in larger residences, combined with the compactness of plan so necessary to economical construction. A fireplace in the living room might be added with good effect, tho it would make necessary a change of location for the chimney and a slight re-arrangement of the upper hall space.

There is a small screened porch in addition to the sun room. Three nice chambers and bath are provided on the second floor.

The simplest of interior finish is intended so as to keep the cost down to the minimum, tho comfort has been made the prime consideration.

The house is just 26 feet square, exclusive of the sun room.





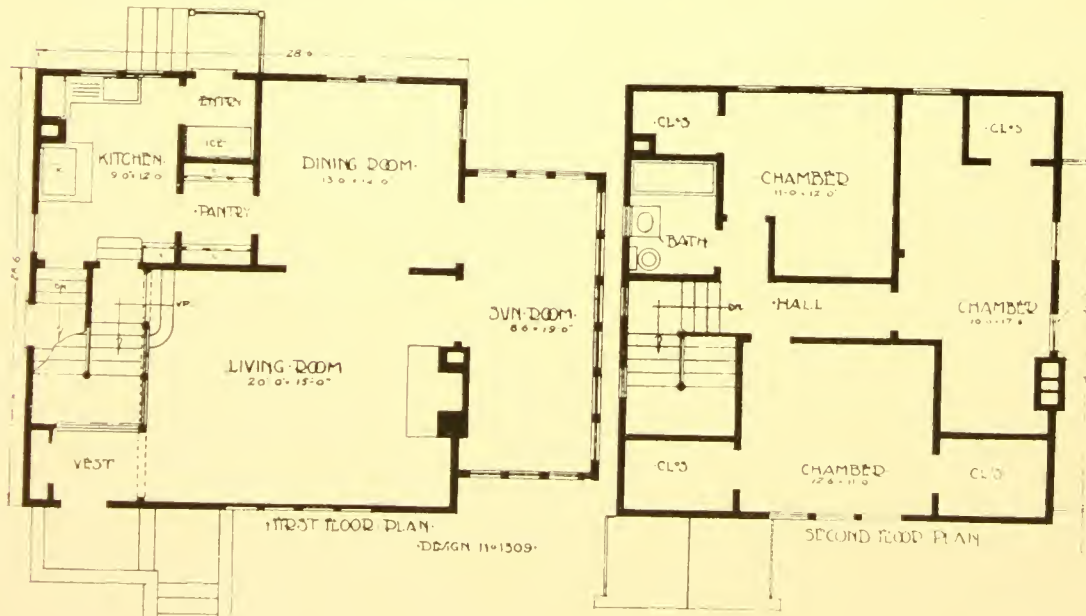


DESIGN NO. 1309.

This little cottage is an example of a modified old English design. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan carries out the old English feeling, with the entry screened by the baluster of a most attractive stairway. The fireplace, in the corner of the living room, is very attractive, and the openings to the living room and the piazza flank in with pleasing symmetry. The piazza, on the side of the house,

is just back far enough from the street to be away from the eyes of the curious. Connected with the kitchen is a pantry with space for ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go upstairs without going thru the living room, by means of the three steps and the door opening onto the main stair landing. On the second floor are three bedrooms with good sized closets.





DESIGN NO. K-1315.

Substantial brick walls, stucco coated, are intended for the first story of this house with frame and stucco above. The plain surfaces of gables and dormer could be broken up by half timber work and greatly enhance the appearance of the house which is now rather bare.

A heavy beam across ceiling from chimney angle to front window divides the living and dining rooms, tho of course a more complete partition could be put in if this long open space does not appeal to the home owner.

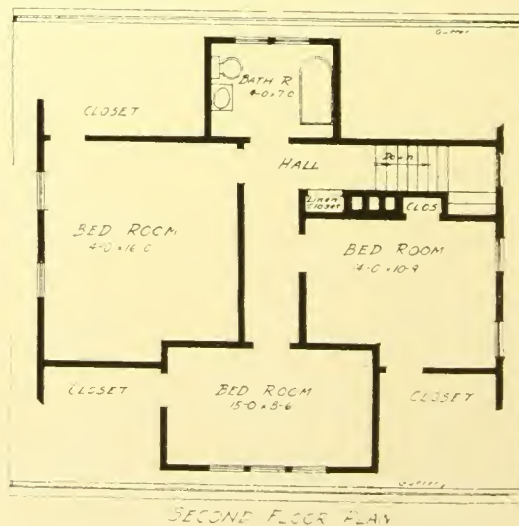
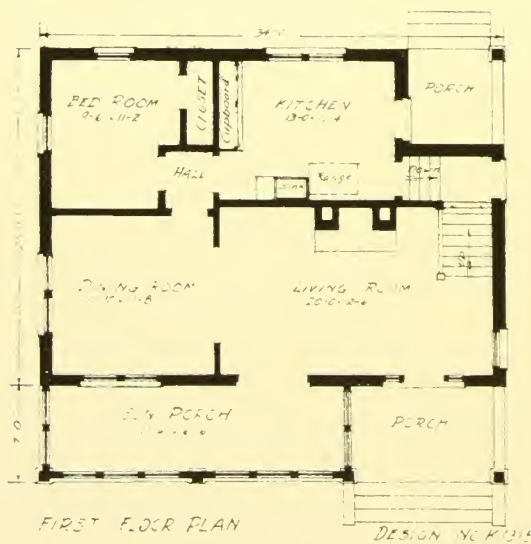
The provision of a small chamber off the kitchen is a good one, and rather unusual in a

small house. It could be used for a den or study with direct access from dining room, if desired.

The open stairway leading from living room to second floor is very attractive and combines with the basement stair below to save space otherwise necessary for two separate stairways.

The dimensions of the bedrooms are generous and unusual for such a small house, the smallest being eleven feet in width. Ample closets are provided.

Width, 34 feet. Depth, 25 feet.







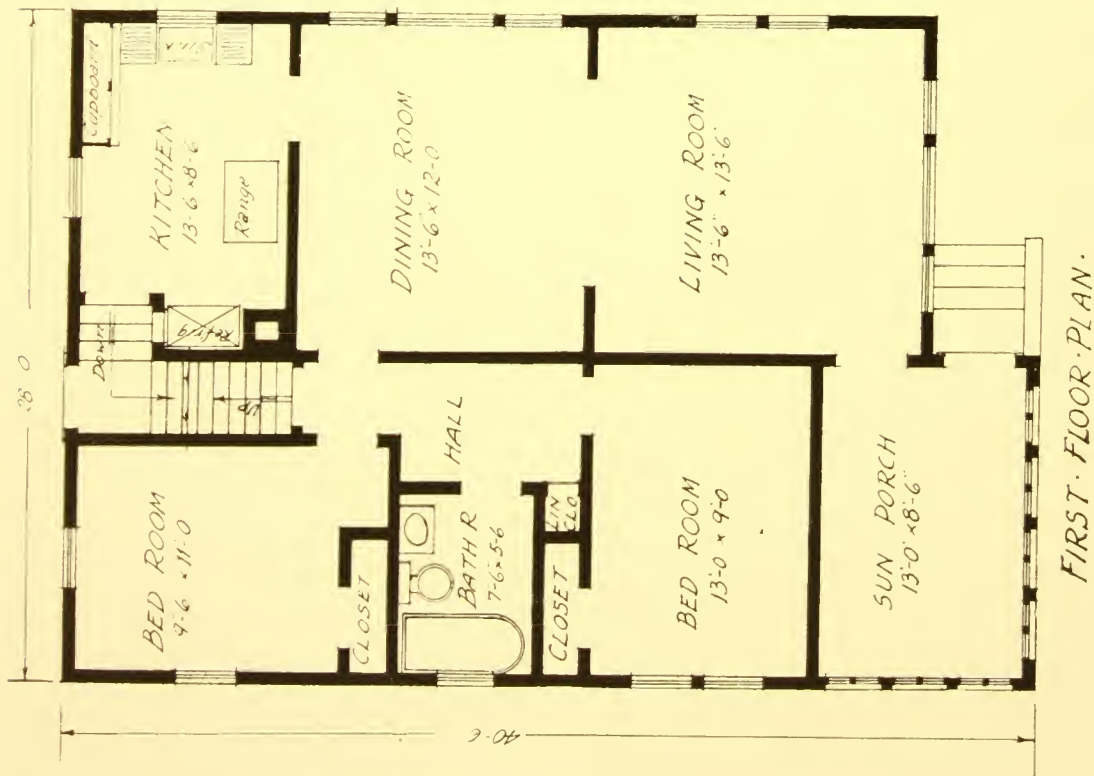
DESIGN NO. 1943.

There has been combined in this neat little home the good features from a number of the preceding designs. Rough textured brick in dark tones is always a most effective foil for stucco work, giving character and stability to the design. The window detail has been well thought-out and is in the Craftsman style, while the effect of a pergola roofing on the

sun porch gives a further touch of individuality.

The plan is well arranged and convenient. A stairway to the attic is provided, tho the space there is intended for storage only. The kitchen entrance is combined with the basement stair.

Width, 28 feet. Depth, including porch, 40 feet 6 inches.





DESIGN NO. K-1587.

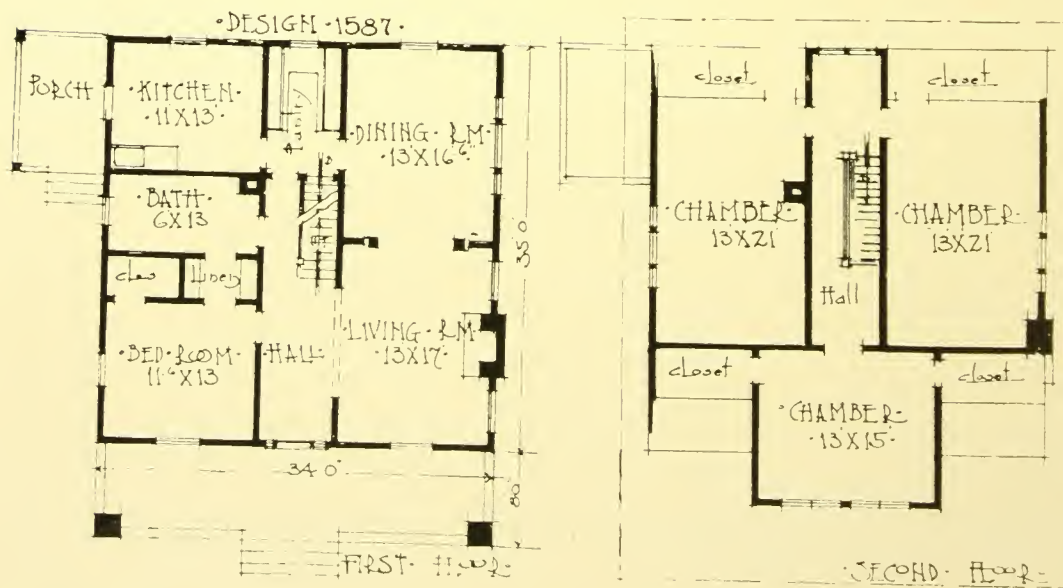
A plain, simple, clean-cut design, with rough cast cement plaster over metal lath for exterior walls. Spacious porches are provided both front and back, the front one being 8 feet deep by 34 feet wide. Properly screened this would make a delightful out door living room in summer. The living room has an open fireplace with columned opening between it and dining room.

The bath is on the first floor, with a good-

sized bedroom and linen closet. On the second floor are three good chambers all well supplied with closets.

Plans call for full basement, with hot water heating plant, laundry, fuel and storage rooms.

Finish of first floor in hardwood, balance in pine, with hardwood floors thruout. Height of basement, 7 feet 6 inches; first story, 9 feet 2 inches; second story, 8 feet 1 inch, with lowest wall height of 7 feet.







DESIGN NO. 1314.

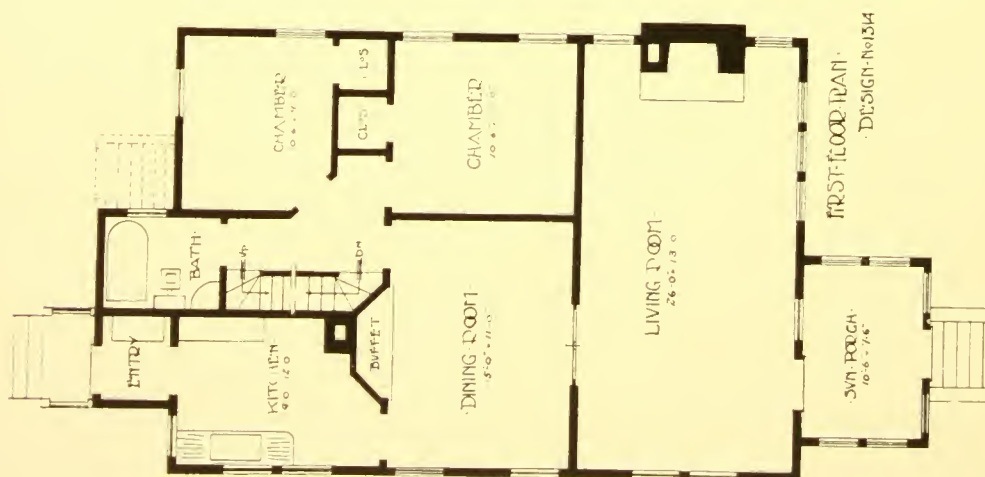
This is one of the most popular designs in our collection and consideration of the plan will quickly show the foundation for its being such a favorite. The roof lines are very pleasing, altho inexpensive to construct, the timber work of porch is an effective touch and the windows are well designed and balanced.

Living and dining rooms are spacious, well lighted and made attractive by built-in features which give an air of comfort and hominess. The little stair hall gives access to bedrooms

and bath as well as to both basement and attic stairs. Another nice chamber could be arranged at front of house on second floor, if desired, lighted by the dormer already provided.

An outside cellar entrance, with bulkhead doors, is provided in a convenient location on rear of house.

The stucco finish of exterior is very rough cast to break the otherwise severe lines. A flower box under front window of living room would add to the attractiveness.





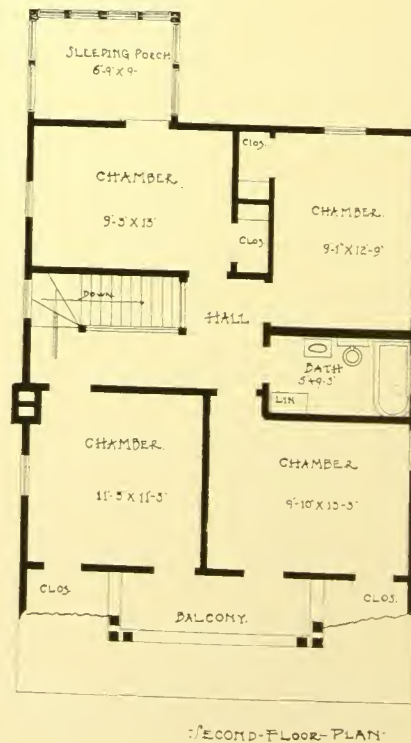
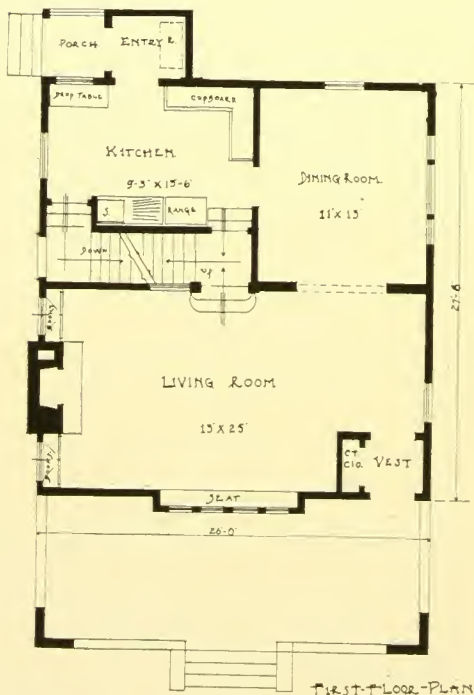
DESIGN NO. K-1708.

This cottage is designed for a cement exterior or stucco treatment over metal lath for first story with shingles above. It is a very compact house with extra sleeping accommodations in four bedrooms and sleeping porch.

Interior finish of dining and living rooms

is birch, kitchen in pine. The second floor is in birch. Plans provide hot water heating.

Height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; basement 7 feet 6 inches. Lowest height of the front bedrooms is 5 feet 6 inches.







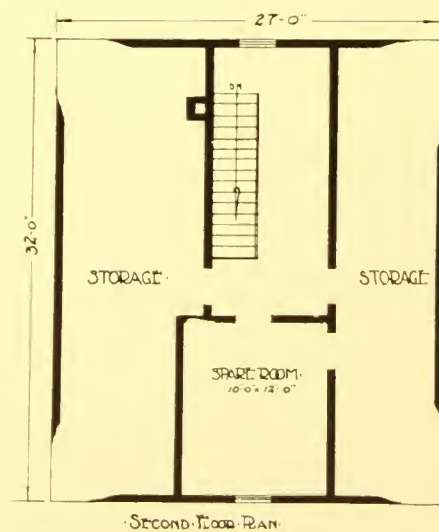
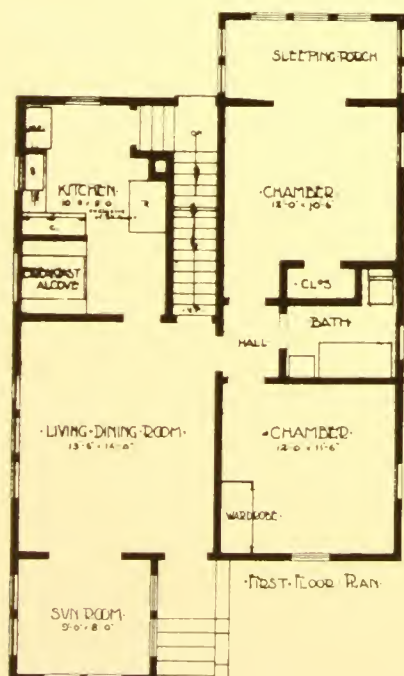
DESIGN NO. 1922.

Here is a combination of the most up-to-date features to be found in this collection of modest homes. There is the sun room at front of house to give opportunity for the enjoyment of air and sun; a breakfast alcove to give convenience and comfort for the house mother, and a sleeping porch for the outdoor sleeping enthusiast. Taken in connection with modern plumbing and heating arrangements, there is little left to be desired.

The exterior is made attractive by the use of brick, stucco and shingles. The little hooded portico entrance is on good lines, tho very inexpensive in detail. Half timber work in the gables would be good and take away the severity of the house as now shown.

It has been planned for the most economical construction, and straight lines and simple detail have been maintained thruout.

Width, 27 feet. Depth, 32 feet.



DESIGN NO. 1922.



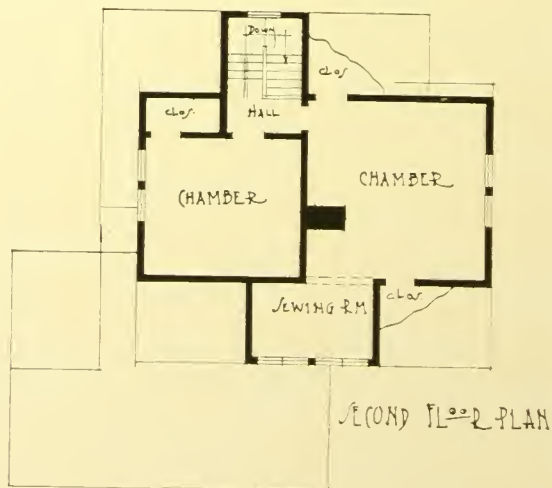
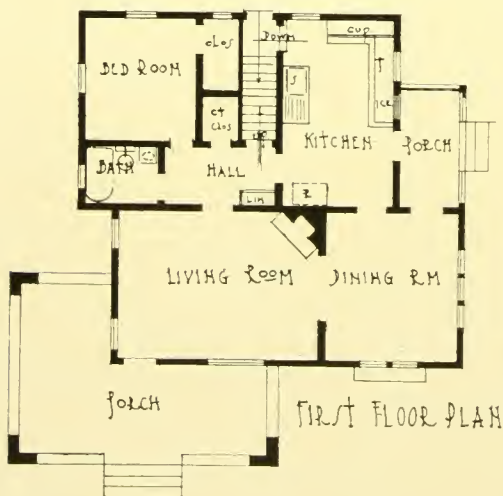
DESIGN NO. K-1738.

The constantly growing demand for cottages in stucco finish, is nicely met in the plan of this unpretentious home. The style of designing is for very inexpensive construction, with particular reference to the roof. This is a plain gable roof extending for two-thirds of the front beyond the house proper so as to form the covering of porch. The porch is made generous in size by being returned to the side in this matter; as much area is secured as though the porch ran across the entire front, and yet by this treatment the double window of dining room receives direct light. Whenever possible, it is most desirable to have a well lighted dining room, and of course the

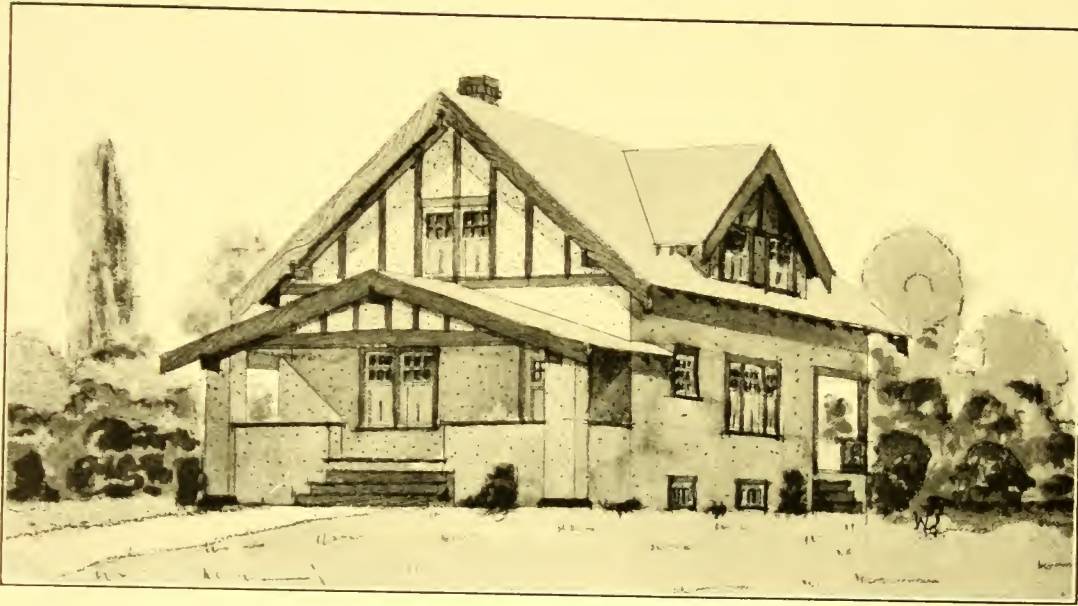
porch, especially if it is screened in, shuts out a good deal of light.

Not usual in a small cottage home, we have in this plan the dining room in the front. This room has a wide cased opening directly into living room, thereby throwing these two rooms practically into one. The extra large kitchen is so amply equipped with the necessary cupboards and shelves as to make a pantry unnecessary. One bedroom with private bath is arranged on the first floor. There are two good chambers and sewing room on the second floor; these rooms are not full height.

It is proposed to finish the entire house inside with soft wood, stained, hard pine floors, varnished or waxed and install a furnace.







DESIGN NO. K-1774.

This is an exceptionally attractive cement cottage with half timbers in the gables.

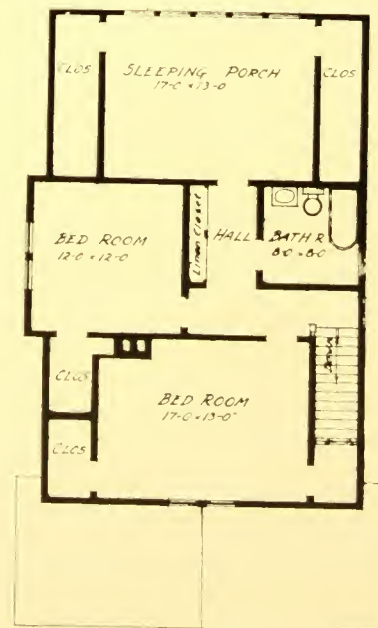
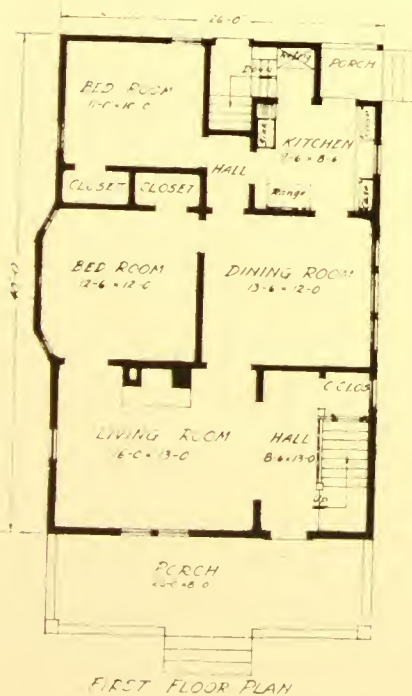
With its frame walls covered with metal lath over which has been applied cement plaster "rough cast" and the half timber work in the front and rear gables and dormer, we have a very fine little cottage home.

With two good chambers on the first floor and two more finished off on the second floor

beside the large sleeping porch, this cottage will accommodate quite a large family. Ample closet space is provided under the roof.

The gable treatment of front porch with the long supporting beam gives an unobstructed view above the broad porch rail.

Furnace heat is specified and the inside finish in cypress, stained, making an economical house.





DESIGN NO. 1174.

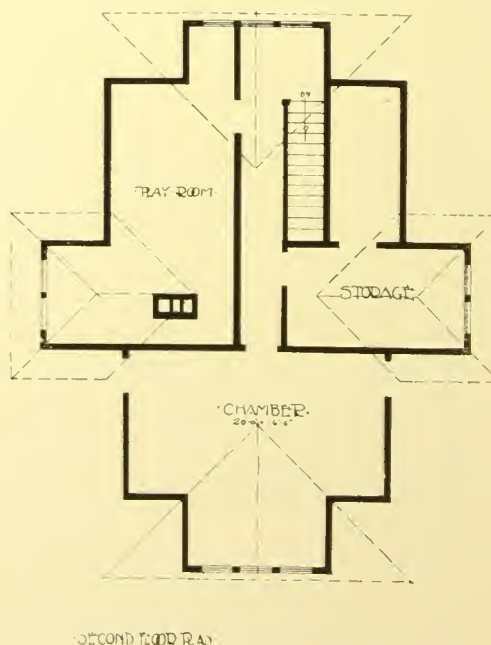
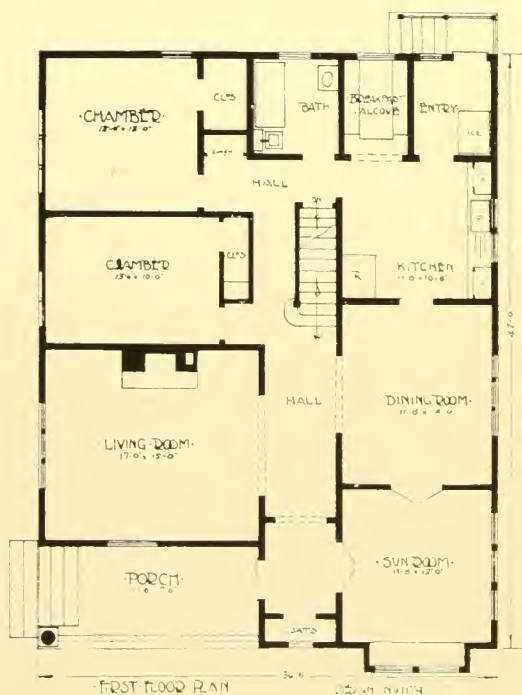
A cottage home practically on the order of a bungalow, but quite a dwelling. Clapboards are intended for exterior finish.

The rooms in this design are spacious and well arranged, direct access from kitchen to front door being secured without passing thru other rooms. Six rooms besides reception and bath are shown on the first floor. On the second floor a very large chamber is shown at the front of house, with a play room on one

side and storage space on the other. Such modern features as sun room and breakfast alcove are well cared for.

The plans call for oak floors and oak finish in the main rooms, balance pine, to be painted.

Width 36 feet; depth 47 feet; height of basement 7 feet; first story 9 feet 6 inches; second story 8 feet. Lowest height second story rooms, 4 feet 6 inches.







DESIGN NO. 1931.

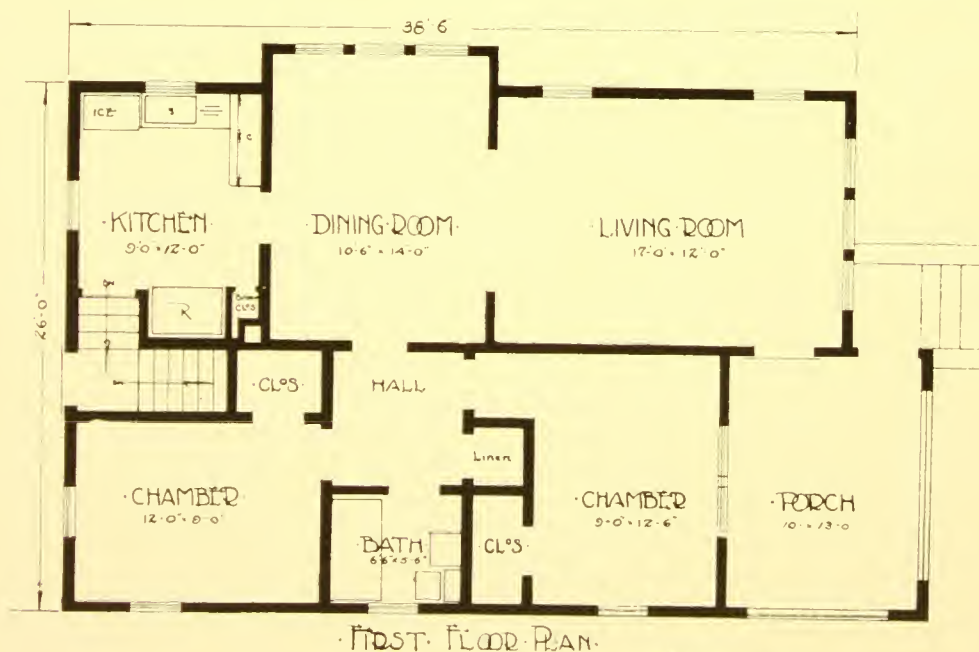
The bungalow idea retains its popularity well and the use of stucco as here shown, is particularly adapted to this style of house. Shrubbery and flower boxes add greatly to the hominess of any house and are almost essential to good effect with the cold appearing stucco walls. This little house is charming in its setting of green lawn and shrubbery.

Convenience and comfort are embodied in the plan. The sun porch is 10x13 and both

living and dining rooms are of good size. The front chamber could be increased in size by utilizing the closet space as now shown, rearranging the bathroom fixtures so as to place the door further back, and a closet secured from the hall space.

The window provision is very generous and will insure an abundance of air and light.

Width, 26 feet. Depth, 38 feet 6 inches.



FIRST FLOOR PLAN.

DESIGN NO. 1931.



DESIGN NO. 1114.

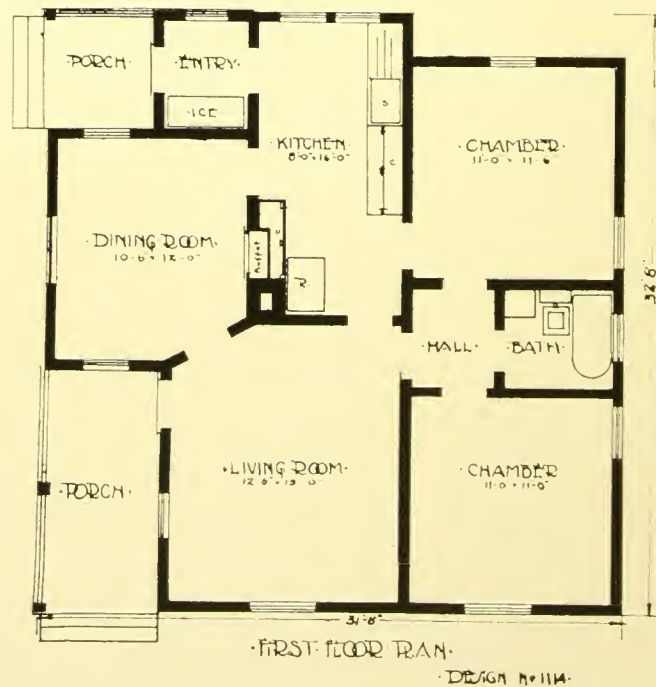
A simple, unpretentious, one story cottage, designed for the most economical of construction and particularly adapted to small town use is here shown. The central chimney permits piping from stoves to be run from any or all of the three main rooms.

No basement is intended, tho it could easily be provided, if desired, with a stairway down from the kitchen. Access to the attic space, where two small rooms could be arranged,

would also be given by a stairway over the proposed basement stair.

Without the necessity for a stairway, the cost might be cut down by shortening the kitchen to give an unbroken line across the back of the house, as the kitchen is unusually large for a cottage.

Width 31 feet 8 inches; depth 32 feet 8 inches; height of first story 9 feet.







DESIGN NO. K-1566.

A combination of siding and shingles on the outside walls, stained, makes a very pleasing exterior.

The front porch piers and balustrade are of brick with dark paving brick stood on end for base and coping, the floor being of cement.

There is an open fireplace in living room, columned opening between living room and hall, bedroom, living room and dining room.

The first floor has one large well lighted bedroom and bath, which has tiled floor, also tile in front vestibule.

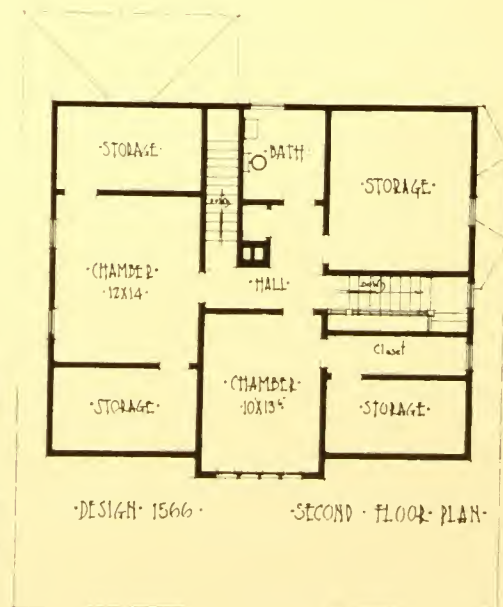
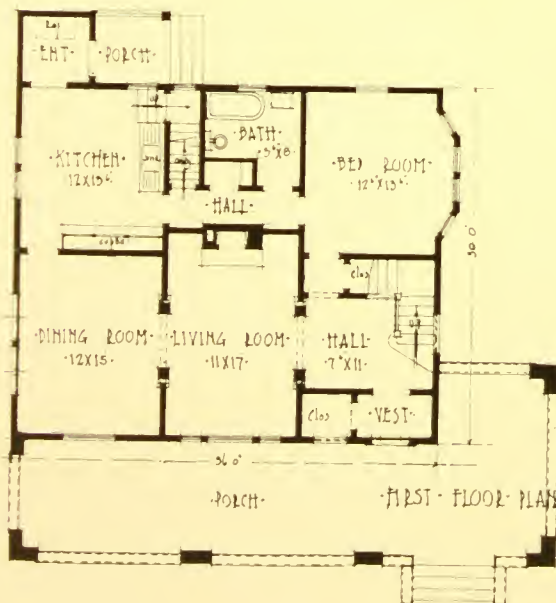
The plans call for two good chambers on

the second floor with plenty of storage room and another bath room; there is no tub provided for the bath, however.

The floors and finish of main rooms on the first floor are birch, balance finished in pine to paint, with yellow pine floors thruout second floor.

There is full basement with concrete foundation, hot water heat, laundry, fuel and vegetable rooms, etc.

First floor, 9 feet; second floor, 8 feet; the chambers being full height. Size, exclusive of porch 36x30.



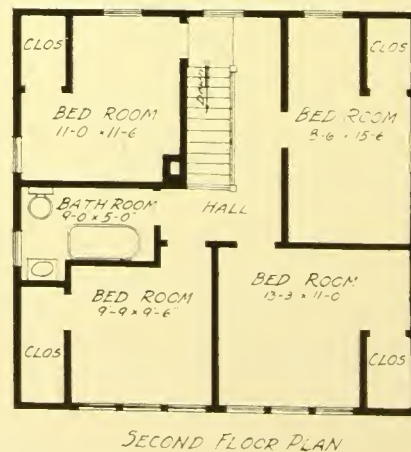
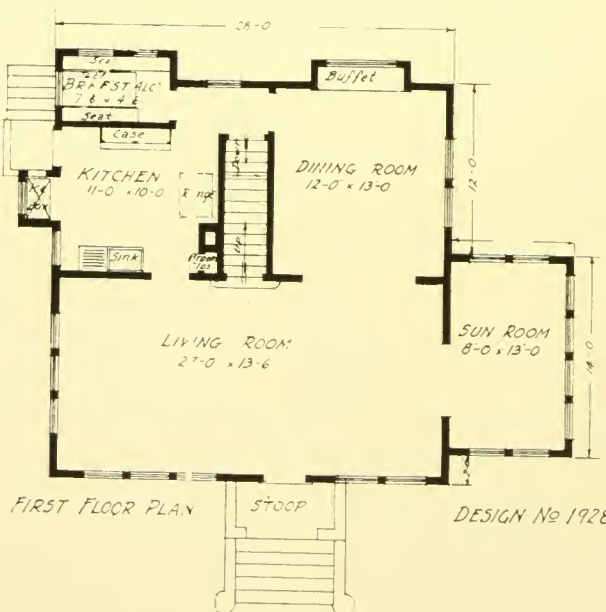


DESIGN NO. 1928.

This might be called "a house built round a living room" for in this instance the large, comfortable living room was made the outstanding important feature of the plan. It is 27 feet long and 13 feet 6 inches wide. Both kitchen and dining room are directly connected with it, the staircase to second floor leads from it, and opening off at the right is the delightful sun room. If this sun room might be balanced at the opposite end of the room by built-in bookcases and open fireplace, there would be little left to desire.

The dining room has built-in buffet and a breakfast alcove is provided off the kitchen. Four nice bedrooms, bathroom and ample closet space are shown on the second floor.

The house is but 28 feet square and designed on such simple lines as to give splendid value in space and arrangement for the small investment necessary for its erection. A hooded entrance and neat little flower boxes add to the effectiveness of the exterior.





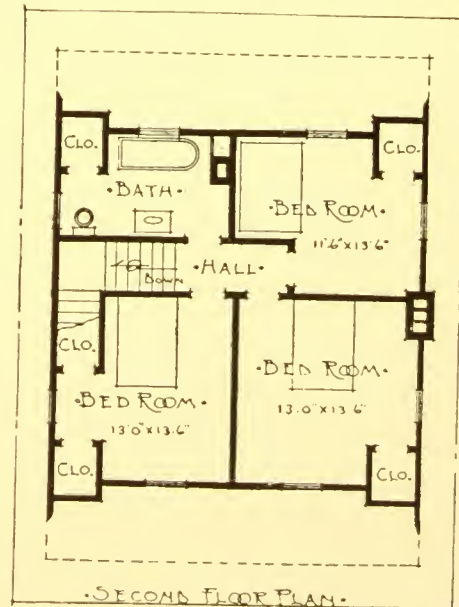
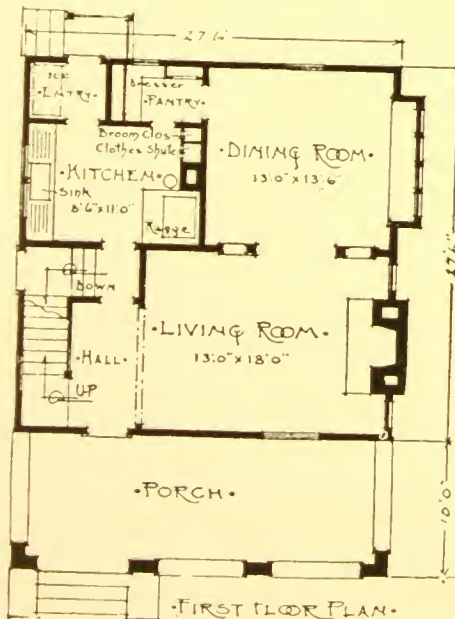


DESIGN NO. 1336

The above illustrates a pleasing example of the modern suburban cottage. The treatment of the brick foundation wall is most effective, seeming to pull the house more closely to the ground, and with the boxes of flowers, is in pleasing contrast with the rough cast stucco walls.

The hall opens full to the living room which

in turn connects with the dining room through a columned and pedestaled opening. The window bay is an interesting feature of this room and will make an attractive place for flowers and potted plants. Refrigerator space is provided in the entry, and convenient access is had to the front door and stairway.





DESIGN NO. 1488.

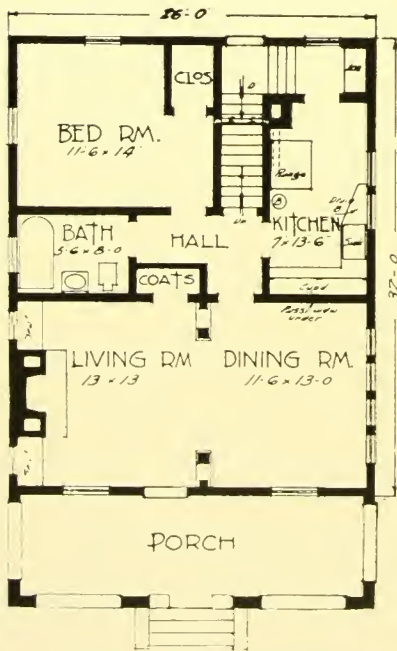
Long, sweeping roof lines with shingled dormer and gables soften the rather severe aspect of this house and give the dark color necessary to give life and contrast to the stucco coating of first story. Flower boxes along the porch rail would add greatly to the attractiveness of the house as well as give constant pleasure to its inmates.

The plan is very compact, well arranged and carefully thought out. No space is wasted

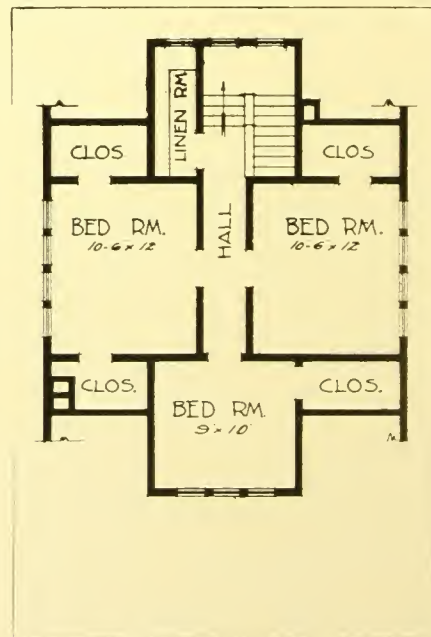
anywhere. The downstairs and bath are particularly good where there are small children, elderly or invalid members of the family.

Kitchen and basement entrance are combined to good advantage. A full basement is intended. Three bedrooms and linen room are shown on the second floor. The number of windows provided in these bedrooms will please the fresh air enthusiast.

Width, 26 feet. Depth, 32 feet.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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